



**CITY OF LOS ANGELES  
LOS FELIZ NEIGHBORHOOD COUNCIL**



**PLANNING, ZONING &  
HISTORICAL PRESERVATION**

**CERTIFIED COUNCIL  
#36**

**APPROVED MEETING MINUTES**

**PRESIDENT**  
Linda Demmers  
**VICE PRESIDENTS**  
Barbara Ferris – Administration  
Chris McKinley – Communications  
**TREASURER**  
Nelson Bae  
**SECRETARY**  
Vacant

March 5 – 7:00 p.m.  
Citibank Community Meeting Room  
1965 N. Hillhurst Ave. (2<sup>nd</sup> floor of Citibank)  
Los Angeles, CA 90027

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1. Call to Order 7:15 pm by the Chair

PZHP Committee present: Chair Gary Khanjian, Richard Spicer, David Uebersax, Soren Alexanian, Dennis Chew, Jacqueline Kerr, Leeor Maciborski

Liz Mc Donald and Randy Myer from LFIA

2. Reports from Public Officials. - None

3. Consideration of and action on the following applications filed with the Los Angeles Department of City Planning:

**A.- 4477- 4483 Hollywood Blvd. LA 90027 – ZA-2013-3421-MCUP-CU-MPA, ZA-2013-3425-MPA, ZA-2013-3426-MPA and ZA-2013-3427-MPA**

The applicant requesting:

1.- A conditional use to permit a Hotel use within 500 feet of a residential zone.

2.- A conditional use to permit the on-site sales of a full line of alcohol to over

Night guests and their guests at proposed 6,961 sq. ft. hotel.

3.- On site sales of a full line of alcohol at a proposed 1,809 sq. ft. restaurant.

4.- On site sales of beer and wine with off-site privileges at a proposed 1,682 sq.

Ft. restaurant with a gourmet take out market.

5.- Access to in room access cabinets for overnight hotel guests and their guests

In each of the 17 hotel rooms totaling 4,441 sq. ft.

6.- A change of use from retail/office to hotel/restaurant in the Vermont/Western

SNAP.

Kiran Rishi from EP Group, Brad Conroy, co-applicant and Gregory Peck, co-applicant presented the project and after questions from the committee members the chair opened the public comments period. There were 10 speakers who expressed concerns for parking, roof top noise and the length of the construction.

After the chair closed the public comments period, the committee asked more questions to the applicants and after discussion the committee voted 6 yes and 3 no to approve the application with the following additions:

Hotel to operate 24 hours a day, Café Market from 7 am to 10 pm, Bistro Restaurant Monday to Thursday 11 am to 12 am, Friday and Saturday from

9 am to 1 am and Sunday from 9 am to 10 pm. The roof top access use to be

From 8 am to 11 pm for Hotel guests and their guests only and no music is allowed. The applicant to obtain a signed agreement for 40 parking spaces from Chase Bank parking lot, Los Feliz branch to the use of this application.

The following was to be part of the Motion's conditions that were not included in the draft minutes or the letter to the Zoning Administrator:

(1) A neighborhood Hotline for complaints should be provided by the Hotel and Restaurants.

(2) Valet service should be provided.

(3) Outdoor seating should be limited to 16 for the restaurant and 7 for the Bakery.

4.- Approval of past Meeting Minutes -The committee approved December 4, 2013

Minutes.

5.- Other Comments, Announcements and Reports:

- 1.- For Information purposes only, Doug Haines from East Hollywood Council District, informed the committee about a mixed use project at 4900 Hollywood Blvd. – There was no discussion from the committee.
- 2.- Los Feliz Village Share Parking Project – Elizabeth Peterson from EP Group  
And the chair of the LFVSPP committee informed the committee that they had Two meetings in February and the main discussion was the hours of Operation.
- 3.- Jacqueline Kerr informed the committee about the recent Promise Zone Boundaries and the fact that part of Los Feliz village is included in the Zone boundaries.
- 4.- Hollywood Community Plan – Richard Spices informed the committee that March 13 2014 it will be discussed by the City Council.

6- Meeting was adjourned at 9:38 pm.